

© 2020 KNR Design Studio

All drawings and written material appearing herein constitute original and unpublished work of KNR Design Studio and may not be duplicated, used, or disclosed without written consent.

ABBREVIATIONS

& x DIA. % #	And By Diameter Percent Pound [or] Number	DFR DIA DH DIFF DIM	Door Frame Diameter Double Hung Diffuser Dimension	GA GALV GB GDR GEN	Gauge Gallon Galvanized Guard Rail Generator	MC MED MEMB MFR	Medicine Cabinet Mechanical Medium Membrane Manufacturer	QT QTL QTR QTY QUAL	Quart Quarry Tile Quarter Quantity Quality	STL STOR STRUC SYS	Steel Storage Structural System
A AC ADDL AD A.F.F. APPROX ARCH AV	Architectural Air Conditioning Unit Additional Area Drain Above Finish Floor Approximate (ly) Architect (ural) Audio Visual	DIV DMF DMPR DN DR DW DWG DWR	Damp-proofing Dampener Down Door Dishwasher Drawing Drawer	GL GRC GRP GSM GUT GYP GYP BD	Ground Fault Circuit Interrupt Grade / Grading Group Galvanized Sheet Metal Gutter Gypsum Gypsum Board	MIN MISC MLDG MLWK MTD MTO MTL MW MWD MWP	Minimum Glass Mirror Miscellaneous Molding Millwork Mounted Mounting Metal Microwave Microwave Drawer Membrane Waterproofing	R RAD RC RD REC REF REG REIN REM REQ'D RESIL RFG RH RLG RM RO RWL S S (x) D.	Riser Radius Reinforced Concrete Roof Drain Recessed Refrigerator Register Reinforce (d) (ing) (ment) Removable Required Resilient Roofing Right Hand Railing Room Rough Opening Rain Water Leader South See (x) Drawings	T T&G TB TBD TEL TEMP THK THRES THRU T.O.(x)	Thermostat [or] Tongue and Groove Towel Bar To Be Determined Telephone Temperature [or] Temporary Thickness Threshold Through Top of (x) C - Curb P - Plate S - Slab W - Wall TPH TS TV TYP Unless Otherwise Noted Utility
BD BLDG BLKG BLW BM B/M BOF BP BR BSMT BTW B.U.R.	Board Building Blocking Below Beam Bench Mark Bottom of Footing Base Plate Bedroom Basement Between Built-Up Roof	E (E) EA EL E / ELEC ELEV EMER ENG EQ EQUIP EQUIV ESMT EXIST EXT	East Existing Each Elevation Electrical Elevator Emergency Engineer Equal Equipment Equivalent Easement Existing Exterior	HPLAM HB HDR HDWD HDW HORZ HT HTG HVAC	High Pressure Laminate Hose Bib Header Hardwood Hardware Horizontal Heating Heating Heating Ventilation Air Conditioning	IN INFO INSUL INT INV JB JST JT	Inch (es) Information Insulation Interior Invention Joist Joint	PERF PERM PERP PL KIT L LAU LBR LD LF LH LIB LIN LONG	Perforated Permanent Perpendicular Plate Plastic Laminate Plaster Plumbing Plywood Plywood Linear Foot Left Hand Library Linear Longitudinal	SB SC SCHED SCW SD SF SHT SHTG SIM SL SPEC SPKLR SS SSSL STL STD	Splash Block Solid Core Schedule Solid Core Wood Smoke Detector [or] Storm Drain Square Feet Sheet (ing) Sheathing Similar Slope Specification Sprinkler Speaker Sanitary Sewer Stainless Steel Street Standard
C CAB CARP CEM CER CL CLG CLO CLR COL CONC CSMT CSWK CT CTR	Civil Cabinet Carpet Cement Ceramic Center Line Ceiling Closet Clear Fixture Column Concrete Casement Casework Ceramic Tile Center	FD FDN FEFT FF FGL FIN FXT FL FLASH FLUOR F.O. FRFR FRG FSH FSTNR FT FTG FTR FURN FURR	Floor Drain Foundation Fire Extinguisher Finish Floor Fiberglass Finish Fixture Floor Flashing Fluorescent Face of Fireproofing Fire Rated Framing Fire Sprinkler Head Fastener Foot [or] Feet Footing Fire Treated Furnace [or] Furniture Furring	GA GALV GB GDR GEN GL GRC GRP GSM GUT GYP GYP BD	Gauge Gallon Galvanized Guard Rail Generator Ground Fault Circuit Interrupt Grade / Grading Group Galvanized Sheet Metal Gutter Gypsum Gypsum Board	MC MED MEMB MFR MIN MISC MLDG MLWK MTD MTO MTL MW MWD MWP	Medicine Cabinet Mechanical Medium Membrane Manufacturer Minimum Glass Mirror Miscellaneous Molding Millwork Mounted Mounting Metal Microwave Microwave Drawer Membrane Waterproofing	QT QTL QTR QTY QUAL R RAD RC RD REC REF REG REIN REM REQ'D RESIL RFG RH RLG RM RO RWL S S (x) D.	Quart Quarry Tile Quarter Quantity Quality Riser Radius Reinforced Concrete Roof Drain Recessed Refrigerator Register Reinforce (d) (ing) (ment) Removable Required Resilient Roofing Right Hand Railing Room Rough Opening Rain Water Leader South See (x) Drawings	STL STOR STRUC SYS T T&G TB TBD TEL TEMP THK THRES THRU T.O.(x)	Steel Storage Structural System Thermostat [or] Tongue and Groove Towel Bar To Be Determined Telephone Temperature [or] Temporary Thickness Threshold Through Top of (x) C - Curb P - Plate S - Slab W - Wall TPH TS TV TYP Unless Otherwise Noted Utility
D DBL DEG DEMO DEPT DET DF	Depth Double Degree Demolition Department Detail Douglas Fir	FSH FSTNR FT FTG FTR FURN FURR	Fire Sprinkler Head Fastener Foot [or] Feet Footing Fire Treated Furnace [or] Furniture Furring	GA GALV GB GDR GEN GL GRC GRP GSM GUT GYP GYP BD	Gauge Gallon Galvanized Guard Rail Generator Ground Fault Circuit Interrupt Grade / Grading Group Galvanized Sheet Metal Gutter Gypsum Gypsum Board	MC MED MEMB MFR MIN MISC MLDG MLWK MTD MTO MTL MW MWD MWP	Medicine Cabinet Mechanical Medium Membrane Manufacturer Minimum Glass Mirror Miscellaneous Molding Millwork Mounted Mounting Metal Microwave Microwave Drawer Membrane Waterproofing	QT QTL QTR QTY QUAL R RAD RC RD REC REF REG REIN REM REQ'D RESIL RFG RH RLG RM RO RWL S S (x) D.	Quart Quarry Tile Quarter Quantity Quality Riser Radius Reinforced Concrete Roof Drain Recessed Refrigerator Register Reinforce (d) (ing) (ment) Removable Required Resilient Roofing Right Hand Railing Room Rough Opening Rain Water Leader South See (x) Drawings	STL STOR STRUC SYS T T&G TB TBD TEL TEMP THK THRES THRU T.O.(x)	Steel Storage Structural System Thermostat [or] Tongue and Groove Towel Bar To Be Determined Telephone Temperature [or] Temporary Thickness Threshold Through Top of (x) C - Curb P - Plate S - Slab W - Wall TPH TS TV TYP Unless Otherwise Noted Utility

DRAWING SYMBOLS

Drawing No. System

AS-101 Sheet Number Discipline Designator

Reference Symbol

Tile Reference Number Scale

Exterior Elevation Identification

Reference Number Sheet Number

Section Identification

Reference Number Sheet Number

Detail Identification

Reference Number Sheet Number

Interior Elevation Identification

Drawing Number Sheet Number

Datum Point

108 Room Number

101-1 Window/Skylight Symbol Item Number

101-A Door Symbol Item Number

M-101 Millwork Symbol Item Number

DW-1 Appliance Symbol Appliance Type Item Number

108-V Fixture/Fitting Symbol Item Number

LV-1 Louver Symbol Item Number

2 Accessory Symbol Item Number

Revision Cloud Revision Number

Earth

Gravel, Rockfill

Brick

Concrete

Sand, Mortar, Plaster, Gyp. Bd.

Stone (including Marble)

Insulation

Property Line

Setback Line

Center Line

Masonry Unit

Metal (omit lines on thin material)

Finish Wood

Wood Framing

Wood Blocking

Plywood

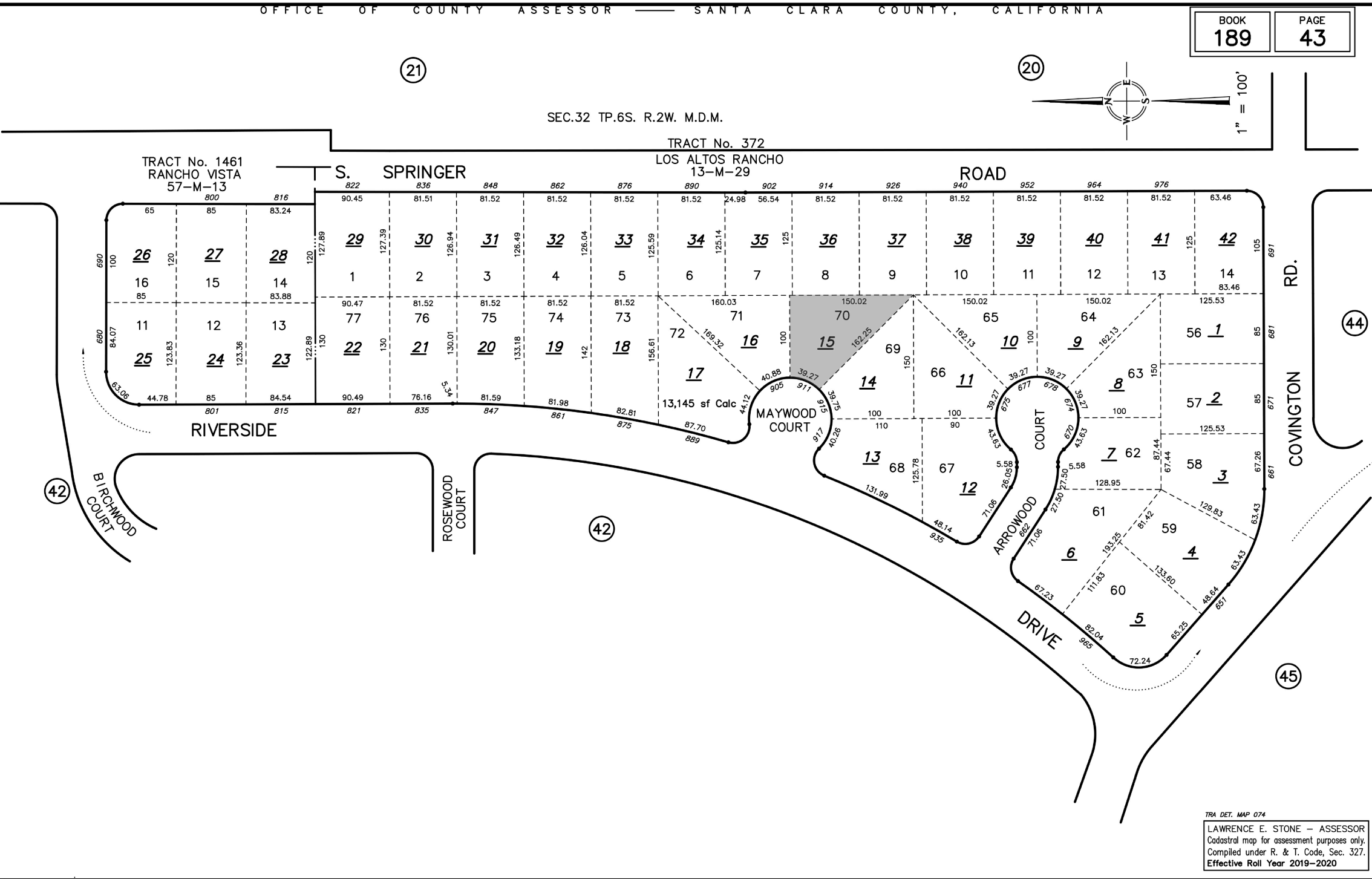
Backer Board

2'-0" Dimensions

2'-0" Center Line Dimension

2'-0" Face of Finish Dimension

PARCEL MAP



GENERAL INFO

OWNERS: Kim & Sergio Monsalve
466 Raquel Lane
Los Altos, CA 94022
650-255-9018
kmonsalve@me.com

PROJECT ADDRESS: 466 Raquel Lane
Los Altos, CA 94022

APN: 167-44-032
ZONE: R1-10

OCCUPANCY: R-3/U
CONSTRUCTION TYPE: V-B

LOT SIZE: 12,944.3 SF

SINGLE STORY HOUSE:
Max Coverage (35%): 4,530.5 SF
Max Floor Area (35%): 4,530.5 SF

(E) FLOOR AREA (TO REMAIN): 3,525.0 SF

MAX ALLOWABLE ADU AREA: 850.0 SF
PROPOSED ADU AREA: 818.1 SF

PROJECT INFO

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE:	3,525.0 SF (27.2%)	3,525.0 SF (27.2%)	4,530.5 SF (35%)
FLOOR AREA:			
MAIN HOUSE:	3,525.0 SF (27.2%)	0 SF (0.0%)	4,530.5 SF (35%)
ADU:	0.0 SF (0.0%)	818.1 SF (96.2%)	850 SF (100%)

SETBACKS:			
FRONT:	25'-6"	25'-6"	25'
REAR:	9'-8"	9'-8"	25'
LEFT SIDE:	11'-2"	10'-2"	10'
RIGHT SIDE:	10'-4"	10'-4"	10'

HEIGHT**: 15'-8" 20' 20'

* EXISTING NON-CONFORMING TO REMAIN
** ALL HEIGHT MEASURED FROM EXISTING GRADE TO ROOF PEAK

SQUARE FOOTAGE BREAKDOWN

HABITABLE LIVING:	EXISTING	CHANGE	PROPOSED
NON-HABITABLE LIVING:	2,185.1 SF	-173.8 SF	2,011.3 SF
ADU HABITABLE LIVING:	1,339.9 SF	+173.8 SF	1,513.7 SF
ADU NON-HABITABLE LIVING:	0.0 SF	0.0 SF	646.3 SF
	0.0 SF	0.0 SF	171.8 SF

LOT CALCULATIONS

NET LOT AREA: 12,944.3 SF
FRONT YARD AREA: 2,330.5 SF
FRONT YARD HARDSCAPE: 535.6 SF (23.0%) (EXISTING TO REMAIN)

PROJECT DESCRIPTION

REMODEL / ADDITION OF EXISTING SINGLE-STORY HOUSE. REMODEL TO FIRST FLOOR GARAGE, ENTRY DOOR, LAUNDRY ROOM, AND BATHROOM.

ADDITION OF SECOND FLOOR ADU AND ASSOCIATED STAIRCASE.

CODE COMPLIANCE

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Electrical Code
- 2019 California Energy Code
- 2019 California Green Building Standards
- 2019 California Fire Code

PROJECT RENDERING

PROJECT TEAM

DESIGNER:
KNR Design Studio
Kendra Rosenberg
681 Driscoll Ct.
Palo Alto, CA 94306
(650) 308-8745
kendra@knrds.com

CIVIL:
Jeffery Barnea
jeffjbarneaps@aol.com

STRUCTURAL:
T.B.D.

GENERAL CONTRACTOR:
T.B.D.

TITLE 24:
T.B.D.

INTERIOR DESIGNER:
T.B.D.

LANDSCAPE ARCHITECT:
T.B.D.

ARBORIST:
T.B.D.

KNR
DESIGN STUDIO

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com

681 DRISCOLL CT. PALO ALTO, CA 94306

Monsalve
RESIDENCE

466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition

A0.0

This space reserved for City Stamps / Approval

1. ALL PLUMBING ITEMS ARE SHOWN SCHEMATICALLY AND INSTALLATIONS SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
2. PROVIDE R-3 OR BETTER INSULATION ON ALL PIPING. ISOLATE ALL PIPING WITH RUBBER GROMMETS. PROVIDE AN R-12 OR GREATER EXTERNAL BLANKET AROUND WATER HEATER.
3. ALL WASTE LINES TO BE CAST IRON WITHIN STRUCTURE. PLASTIC WASTE LINES ARE ACCEPTABLE BELOW STRUCTURE.
4. ALL FLUES AND VENTS PENETRATING THE ROOF SHALL MAKE TRANSITIONS OR BENDS SO THAT THEY PENETRATE THE BACK OF THE ROOF AND DO NOT EXTEND BEYOND THE PEAK OF THE ROOF. TERMINATIONS OF ALL FLUES AND VENTS SHALL BE LOCATED REQUIRED DISTANCES ABOVE AND/OR AWAY FROM OPERABLE DOORS, WINDOWS, AND SKYLIGHTS. COORDINATE WITH ARCHITECT.
5. ALL PLUMBING CLEANOUTS SHALL BE LOCATED WITHIN 20 FT. OF A CRAWLSPACE ACCESS POINT OR WILL BE RUN TO THE NEAREST OUTSIDE WALL.
6. PROVIDE PERMANENT IDENTIFICATION ON ALL SHUT-OFF VALVES (GAS & WATER).
7. PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL HOSE BIBS.
8. IF PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY IS INSTALLED, AN EXPANSION TANK IS REQUIRED FOR THE WATER TANK.
9. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE AT EACH WATER HEATER WITH A FLOOR DRAIN IN THE MECHANICAL ROOM CONNECTED TO THE OUTSIDE WALLS AS SHOWN ON THE DRAWINGS.
10. INSULATE PIPE IN ACCORDANCE WITH CMC AND TITLE 24 REQUIREMENTS.
11. PROVIDE SEISMIC STRAPPING AT WATER HEATER.
12. ALL TOILETS TO BE LOW-FLOW (MAX. 1.28 GALLONS PER FLUSH PER CPC 402.2).
13. ALL SHOWERS AND SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMAL MIXING OR PRESSURE BALANCE TYPE.
14. WHERE 4 OR MORE WATER CLOSURES ARE INSTALLED, THE BUILDING DRAIN SHALL BE A MINIMUM 4 INCHES DIAMETER.
15. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
16. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES OR FLOW RESTRICTOR, OR DEMONSTRATE A 20% REDUCTION ON BASELINE WATER USE PER SECTION 4.303.1. REFER TO PLUMBING FIXTURE/FITTING SCHEDULES ON SHEET M-102 FOR WATER SAVING FIXTURES SPECIFIED.
17. PROVIDE A CLEANOUT AT THE KITCHEN SINK WITHIN 2'-0" OF THE FOUNDATION WALL.
18. PROVIDE WATER HAMMER ARRESTER, ASSE 1001-2004 AT BUILDING SUPPLY WATER LINES WHERE QUICK ACTING VALVES ARE INSTALLED PER CPC 609.10. INSTALL AS CLOSE TO THE QUICK ACTING VALVE AS POSSIBLE, PER MFR SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO DISHWASHER AND CLOTHES WASHER SUPPLY VALVES.
19. ALL PLUMBING VENTS SHALL (PER CPC 906):
 - BE A MINIMUM 3'-0" ABOVE OR 10'-0" AWAY FROM OPERABLE SKYLIGHTS, OPERABLE WINDOWS, DOORS, OPENINGS, AIR INTAKES, OR VENT SHAFTS.
 - BE A MINIMUM OF 3' FROM PROPERTY LINE.
 - TERMINATE NOT LESS THAN 6' ABOVE THE ROOF, NOR LESS THAN 1' FROM ANY VERTICAL SURFACE.
20. A DEDICATED FUEL SHUT-OFF VALVE SHALL BE INSTALLED WITHIN 6 FEET OF THE GAS APPLIANCE IT SERVES. (CPC 1212.5S AND CMC 1313.4)
21. A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR. (CPC 1212.8)

1. ALL MECHANICAL ITEMS ARE SHOWN SCHEMATICALLY, AND INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
2. THE TITLE 24 REPORT ENTITLED "ENERGY COMPLIANCE REPORT", INCLUDING HEAT LOSS CALCULATION, SHEET OF THE CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED, THE MECHANICAL CONTRACTOR SHALL SUBMIT FOR THE DESIGNER'S APPROVAL ALL DRAWINGS, SPECIFICATIONS, PRODUCT LITERATURE AND CALCULATIONS THAT ARE PART OF THE HEATING SYSTEM. ALL WORK MUST COMPLY WITH THE TITLE 24 REPORT AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
3. THE HEATING SYSTEM WILL BE DONE ON A DESIGN/BUILD BASIS. DUCTS AND RISERS SHALL MEET THE PERMITS OF THE CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED. FLEXIBLE DUCTS TO REGISTERS ARE ACCEPTABLE, PROVIDED THAT LENGTH DOES NOT EXCEED 12'-0". PROVIDE ISOLATION OF DUCTS FROM WALLS AND ADJACENT DUCTWORK. INSULATE DUCTWORK IN ACCORDANCE WITH CMC 602.2.
4. THE HOUSE WILL BE HEATED BY GAS-FIRED FURNACES. PROVIDE ZONES AS SHOWN ON THE DRAWINGS. PROVIDE DAMPERS AT REGISTERS. PROVIDE PROGRAMMABLE ELECTRIC THERMOSTATS. TO BE APPROVED BY OWNER. THERMOSTATS SHALL BE 48" A.F.F. SEE DRAWINGS FOR LOCATIONS.
5. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE LOCATIONS OF ALL DUCTS, REGISTERS AND GRILLES COORDINATE WITH ALL TRADES. DUCT, PIPE AND WIRING SHALL BE ROUTED TO CLEAR ARCHITECTURAL OPENINGS, STRUCTURAL MEMBERS, OR OTHER OBSTRUCTIONS.
6. ALL FLUES AND VENTS PENETRATING THE ROOF SHALL MAKE TRANSITIONS OR BENDS SO THAT THEY PENETRATE THE BACK OF THE ROOF AND DO NOT EXTEND BEYOND THE PEAK OF THE ROOF. TERMINATIONS OF ALL FLUES AND VENTS SHALL BE LOCATED REQUIRED DISTANCES ABOVE AND/OR AWAY FROM OPERABLE DOORS, WINDOWS AND SKYLIGHTS. COORDINATE WITH DESIGNER.
7. IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN APPLICABLE HABITABLE ROOMS, THE MECHANICAL SYSTEM SHALL BE CAPABLE OF PROVIDING TWO (2) AIR CHANGES PER HOUR AND 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT.
8. IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN APPLICABLE BATHROOMS, AND SIMILAR ROOMS, A MECHANICAL SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR SHALL BE PROVIDED. SUCH SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
9. PROVIDE CONDENSATE DRAINS AT FURNACES.
10. IF REQUIRED SOURCE OF COMBUSTION AIR FOR FURN-2 SHALL BE PROVIDED FROM 2 ROOF VENTS LOCATED ONE HIGH WITHIN 12" OF THE TOP OF THE ATTIC SPACE AND ONE LOW WITHIN 12" OF THE TOP OF THE CEILING JOISTS IN THE ATTIC SPACE WHERE THE FURNACE WILL BE LOCATED. SEE ROOF PLAN FOR LOCATIONS.
11. SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
12. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
13. ATTIC EQUIPMENT SHALL HAVE:
 - AN ACCESSIBLE OPENING OF NOT LESS THAN 22" BY 30" OR THE AT LEAST AS LARGE AS THE LARGEST SINGLE COMPONENT OF THE UNIT
 - THE PASSAGEWAY TO THE UNIT IS NOT MORE THAN 20 FEET AWAY MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY (WHEN THE CLEAR HEIGHT IS LESS THAN 6 FEET)
 - SHALL HAVE A SOLID FLOORING NOT LESS THAN 24" WIDE
 - A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" IN FRONT OF THE UNIT
 - A PERMANENT 120V RECEPTACLE OUTLET NEAR THE EQUIPMENT
 - A LIGHT FIXTURE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY
 - HAVE A CLEAR HEIGHT AT THE ACCESS OPENING OF AT LEAST 30" PER CBC.
14. PROVIDE EXHAUST FANS AT ALL BATHROOMS, POWDER ROOMS AND WATER CLOSETS.
15. LOCATE RETURN AIR GRILLES ON WALL NEAR CEILING OR ON CEILING AS SHOWN ON PLANS, U.O.N.
16. COORDINATE LOCATIONS OF ALL GRILLES WITH REFLECTED CEILING PLANS, FINISH PLANS, & INTERIOR ELEV. S.
17. PROVIDE DAMPERS AS REQUIRED FOR ZONES & ROOM SIZES. PROVIDE REQUIRED ACCESS TO DAMPER MOTORS THROUGH ACCESS PANELS.
18. INSTALL TANKLESS WATER HEATER PER CPC AND MANUFACTURERS RECOMMENDATIONS.
19. VERIFY LOCATION OF DUCTWORK HOLES WITH ENGINEER, AT ALL SHEAR WALL LOCATIONS.

1. ELECTRICAL CONTRACTOR SHALL DEVELOP ROUGH WIRING FOR ALL ELECTRICAL ELEMENTS SHOWN ON THE DRAWINGS. LOAD DATA WILL BE BASED ON THE DIAGRAMMATIC PLANS. ELECTRICAL CONTRACTOR SHALL VERIFY THAT EXISTING WIRING IS SAFE AND UP TO THE CURRENT CODES.

2. ELECTRICAL SYSTEM SHALL FOLLOW CURRENT EDITION OF THE NEC.

3. MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER.

4. ELECTRICAL CONTRACTOR SHALL TURN OVER TO THE OWNER AT THE COMPLETION OF THE JOB AN AS-BUILT DIAGRAM ON A BLUE PRINT SHOWING THE CIRCUITING, CIRCUIT NUMBERS AND ELECTRICAL LAYOUT.

5. ELECTRICAL CONTRACTOR SHALL SUPPLY A PANEL BOARD DIRECTORY AT THE PANEL AT THE COMPLETION OF THE JOB.

6. ELECTRICAL CONTRACTOR SHALL INSTALL ALL DEVICES AND LIGHT FIXTURES. SEE FIXTURE SCHEDULE.

7. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BEAR A UL LABEL.

8. ALL NEW TELEPHONE OUTLETS SHALL BE MIN. THREE-LINE, U.O.N.; TO BE LOCATED AS REQUESTED BY OWNER.

9. PROVIDE WIRING FOR COMPUTER NETWORKING; TO BE LOCATED AS REQUESTED BY OWNER.

10. PROVIDE APPROVED UPPER GROUND SYSTEM, MIN. 20 FT NO. 4 OR GREATER BARE COPPER CONDUCTOR, BELOW VAPOR BARRIER, FULLY ENCASED WITHIN THE FOOTINGS OR PIERS AND GRADE BASES, COORDINATE WITH G.C. AND CONCRETE CONTRACTOR.

11. CLEAR WORKING SPACE IS REQUIRED AT ALL ELECTRICAL PANELS, WORKING SPACE AT THE FRONT OF ELECTRICAL EQUIPMENT:

- SHALL HAVE A MINIMUM DEPTH OF 36 INCHES, WIDTH OF 30 INCHES, AND HEIGHT OF 6 FEET 6 INCHES.
- SHALL HAVE AT LEAST ONE ENTRANCE OF 24 INCHES WIDE BY 6 FEET 6 INCHES HIGH.
- SHALL NOT BE USED FOR STORAGE.
- ILLUMINATION SHALL BE PROVIDED FOR ALL WORKING SPACES ABOUT SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR MOTOR CONTROL CENTERS INSTALLED INDORS.

12. PROVIDE GFCI PROTECTION TO ALL 120 VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED: Kitchens, bathrooms, laundry areas, outdoors, garages, unfinished basements, crawl spaces, and accessory buildings at or below grade - not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.

13. PROVIDE AFCI PROTECTION TO ALL 120 VOLT, SINGLE-PHASE, 15- AND 20- AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas. THEY SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).

14. KITCHEN RECEPTACLES:

- INSTALL AT LEAST ONE OUTLET ON THE END OF ANY KITCHEN ISLANDS TO COMPLY WITH ARTICLE 210.52 (C) 4 CEC.
- AT THE KITCHEN SINK, INSTALL A GFCI PROTECTED RECEPTACLE WITHIN 24" PER ARTICLE 210.50 (C) 1 CEC.
- ALL ABOVE COUNTER RECEPTACLES IN THE KITCHEN SHALL NOT EXCEED 4 FEET ON CENTER AND GFCI PROTECTED.
- PROVIDE A RECEPTACLE FOR EACH COUNTER SPACE 12 INCHES OR WIDER SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET

15. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

16. ALL RECESSED CAN LIGHTING TO BE ICI/AT RATED.

17. PERMANENTLY INSTALLED LUMINAIRES IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY OCCUPANCY SENSORS.

18. PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.

19. PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (EXCEPT CLOSETS LESS THAN 70 SF) AND CONTROLLED BY A DIMMER SWITCH OR BY VACANCY SENSORS THAT DO NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS-ON OPTION.

20. LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING PER CEC 150.0(K)(3):

- PHOTOCELL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
- AUTOMATIC TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEM

21. SMOKE ALARMS ARE REQUIRED AT THE FOLLOWING AREAS:

- ONE ON EACH FLOOR LEVEL
- IN THE ADJACENT ROOM (OR AREA) WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24 INCHES.

22. FOR NEW CONSTRUCTION, ALL SMOKE & CARBON MONOXIDE ALARMS SHALL BE HARDWIRED/AC/DC TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED.

23. PROVIDE ONE SWITCHED LIGHT FIXTURE OR SWITCH-CONTROLLED OUTLET INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICITY.

24. PROVIDE AT LEAST ON WALL SWITCH-CONTROLLED LIGHTING OUTLET INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

25. PROVIDE OUTSIDE GFCI PROTECTED WEATHERPROOF 120-VOLT RECEPTACLE AT EACH SIDE OF UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE.

26. ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC 406.11, INCLUDING BUT NOT LIMITED TO DISHWASHER, LAUNDRY, & GARBAGE DISPOSAL.

27. RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THAT ATTACHMENT PLUG CAP IS INSERTED.

28. PROVIDE A RECEPTACLE OUTLET IF THE WALL IS 2 FEET WIDE OR GREATER. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENINGS.

29. PROVIDE ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10 FT IN LENGTH.

30. PROVIDE A WALL RECEPTACLE OUTLET IN BATHROOMS WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH BASIN COMPLYING WITH THE FOLLOWING CODE MINIMUMS BELOW:

- THE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN LOCATION.
- RECEPTACLES SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN COUNTERS OR SIMILAR WORK SURFACES.

31. THE FOLLOWING LOCATIONS SHALL EACH HAVE A DEDICATED 20AMP CIRCUIT: bathrooms, laundry room, kitchen, and garage

32. LUMINAIRES IN CLOSETS SHALL BE LISTED FOR SUCH USE, AND WILL FOLLOW ALL DIMENSIONAL CLEARANCES.

PER CBC 907.2.11, SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 AND INSTALLED ACCORDING TO THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

1. SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT (0.91 M) HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.
3. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.

PER CENC 150.0(N), THE FOLLOWING ARE REQUIRED FOR NEW WATER HEATER SYSTEM:

1. 120 V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION
2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
3. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITH PUMP ASSISTANCE
4. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HOUR (IF REQUIRED).

1. SHOWERS AND SHOWER TUB/COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE.
2. GLAZING FOR SHOWER DOORS & ENCLOSURES SHALL BE FULLY TEMPERED & PASS THE TEST REQ. OF ANSI Z9.1, MIN. 22" WIDE DOOR, TYP.
3. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE DRAIN INLET, TYP.
4. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS OF HIGH HUMIDITY, PER CRC R702.3.8.1, USE CEMENTITIOUS BACKER BOARD AT SHOWER AND BATH AREAS, TYP.
5. FLOW RATES (PER CGBCS Section 4.303):
 - ALL TOILETS SHALL BE MAX 1.28 GPF
 - ALL LAVATORY FAUCETS SHALL BE MAX 1.2 GPM @ 60 PSI
 - ALL SHOWER HEADS SHALL BE MAX 1.8 GPM @ 80 PSI
 - ALL KITCHEN / UTIL FAUCETS SHALL BE MAX 1.5 GPM @ 60 PSI
6. EXHAUST FAN; MIN 50 CFM, ENERGY STAR W/ HUMIDITY CONTROL

1. KNR Design Studio is referred to as the "Designer".
2. All work is to be performed in accordance with all governing codes, ordinances, and regulations.
3. General Contractor shall coordinate with applicable utility companies when rerouting electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.
4. General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents and is responsible for construction means, methods, and procedures.
5. General Contractor shall coordinate all facets of his work and all trades involved to avoid conflict in the location, installation, and construction of all items of work as indicated on the construction documents. If any work is to be installed by the Owner directly, allowances for the Owner's work must be made. Coordinate with Designer.
6. General Contractor shall leave the job site "broom clean" at the end of each working day. All materials shall be stored in a neat and safe place to avoid accidents.
7. In case of any discrepancy in the contract documents, consult the Designer before proceeding.
8. No dimensions shall be taken by scaling from the drawings. Details take precedence over general sections or floor plans. If dimensions must be clarified, consult the Designer. Refer to the Cover Sheet for dimensioning standards.
9. Verify all dimensions on the job site prior to ordering or manufacturing.
10. General Contractor shall review all architectural drawings including finish plans, electrical plans, and mechanical plans before framing. Coordinate recessed light fixture locations, shafts, and HVAC ductwork prior to framing. It is imperative that framing member locations do not conflict with locations of recessed light fixtures.
11. General Contractor shall install all appliances specified and all new equipment according to manufacturer's instructions. All guarantees, instruction booklets, and information regarding new equipment shall be handed directly to the Owner in one manila envelope at the time of substantial completion. Contractor shall verify that every piece of equipment and every appliance is in perfect working order and that information about all warranties and guarantees is made known to the Owner.
12. The installer of each major unit of work is required to inspect the substrate and conditions to receive work and shall report all unsatisfactory conditions to the General Contractor and not proceed until satisfactory conditions are attained.
13. For mounting heights not clearly outlined in the plans or schedules, coordinate with the Designer. Designer shall confirm all electrical device and light fixture locations before Contractor pulls wire.
14. Provide solid blocking as necessary for wall mounted shelves, fixtures, fittings, and accessories even when work is to be done by Owner directly. Coordinate work and locations with Owner / Designer.
15. All fastening devices to be concealed, unless otherwise shown.
16. Weatherstrip all exterior doors and windows.
17. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around windows and door frames, between sole plates and floors and between exterior wall panels.
18. General Contractor shall verify that all work on the exterior of the project is watertight. All joints exposed to the elements shall be tested for water tightness prior to substantial completion.
19. All construction sites must comply with applicable provisions of the CFC Chapter 14 and Standard Detail and Specification S1-17.
20. An automatic sprinkler system shall be provided. all fire sprinkler plans shall be submitted directly by a licensed c-16 fire sprinkler contractor to Santa Clara County Fire Department. California water service requires double check valves installed on buildings equipped with fire sprinklers.
21. Potable water supplies shall be protected from contamination caused by fire protection water supplies.
22. Approved numbers or addresses shall be placed on all new and existing-to-remain buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. CFC Sec. 505 w/ a minimum height of 6 inches.
23. Minimum 65% of construction waste to be recycled or salvaged per 2016 CALGreen 4.008.1.

The image displays the title page and the first sheet of an architectural drawing set. The top section features the logo for KNR DESIGN STUDIO, with contact information for Kendra Rosenberg (650-308-8745, kendra@knrds.com) and the studio address (681 DRISCOLL CT, PALO ALTO, CA 94306). Below this, the project title "Monsalve RESIDENCE" is prominently displayed, followed by the address "466 Raquel St. Los Altos, CA 94024". A horizontal line separates the title from the project description, "Single-Story Remodel / Addition".

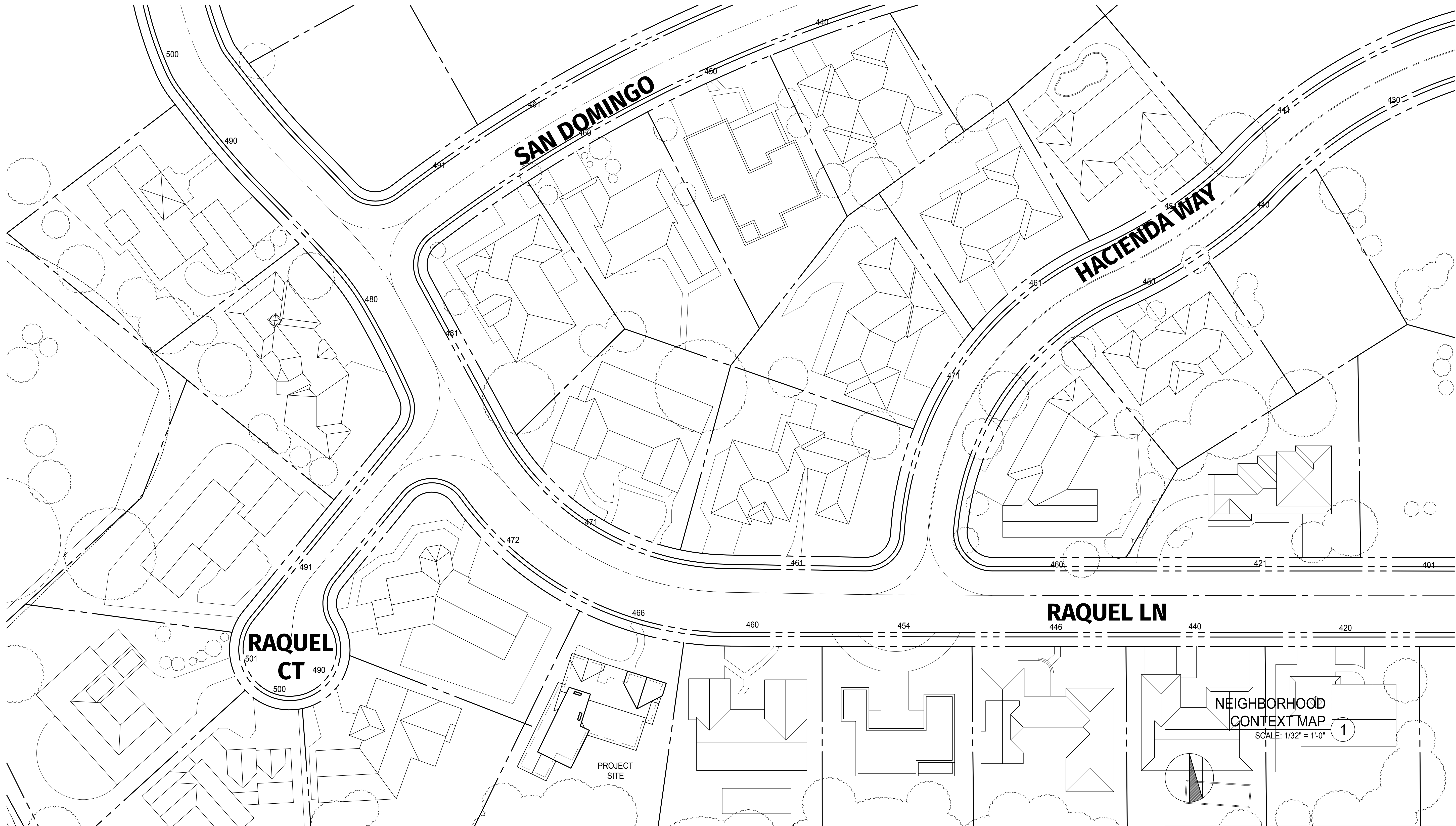
The main body of the drawing is a large, empty rectangular area, likely intended for the architectural plans. Below this area is a table with three columns: "No.", "Date", and "Issues and Revisions". The table contains one row of data:

No.	Date	Issues and Revisions
10/15/21	10/15/21	Planning Submittal

Below the table, there are four rows of information:

Project	MONSALVE RESIDENCE
Date	16.AUG.2021
Scale	N.T.S.
Sheet	Notes

The bottom section of the drawing shows the sheet number "A0.1" in a large, bold font.



NEIGHBORHOOD CONTEXT ELEVATIONS 2
SCALE: 1/16" = 1'-0"

This space reserved for City Stamps / Approval

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT. PALO ALTO, CA 94306

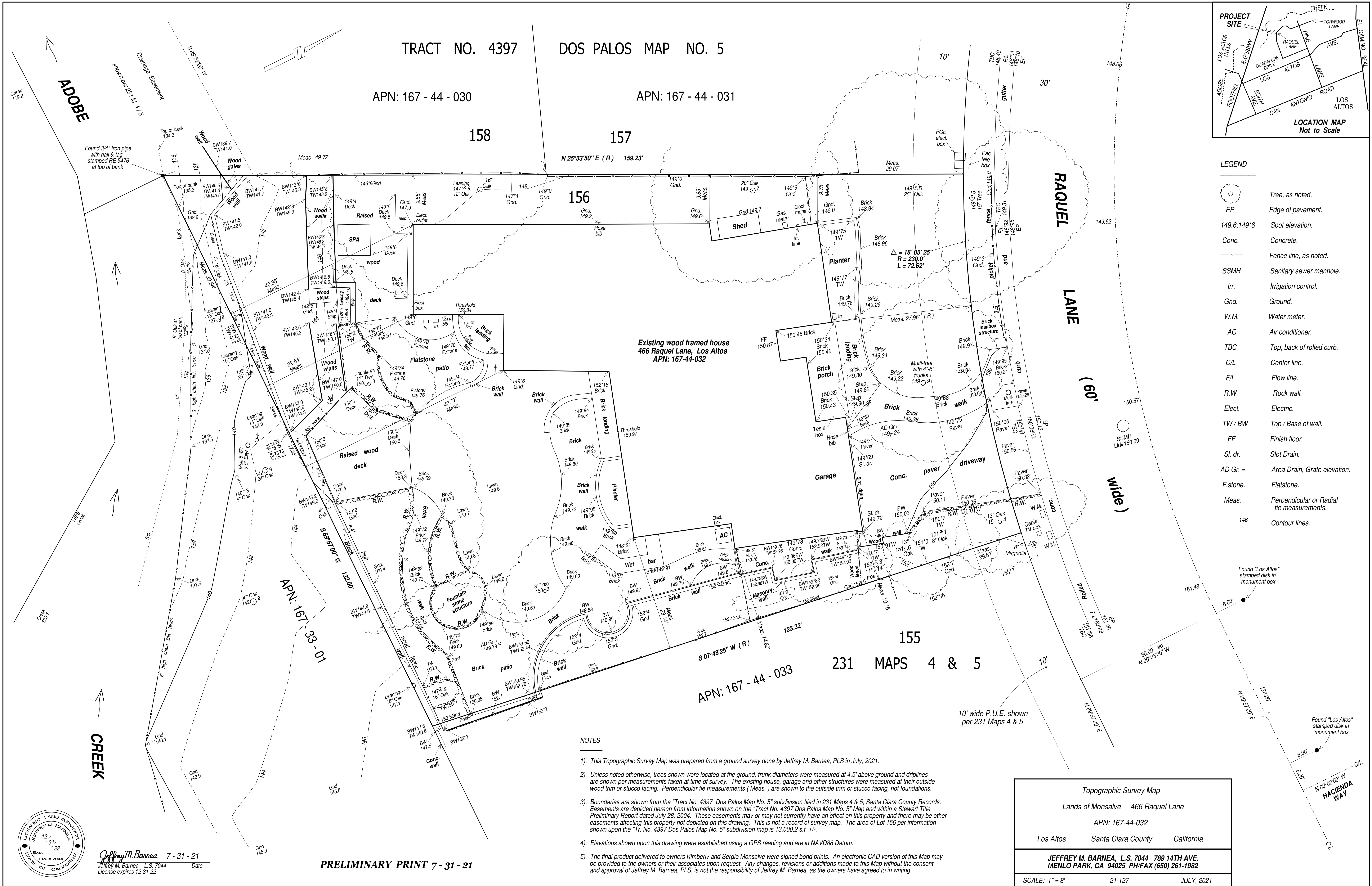
Monsalve RESIDENCE

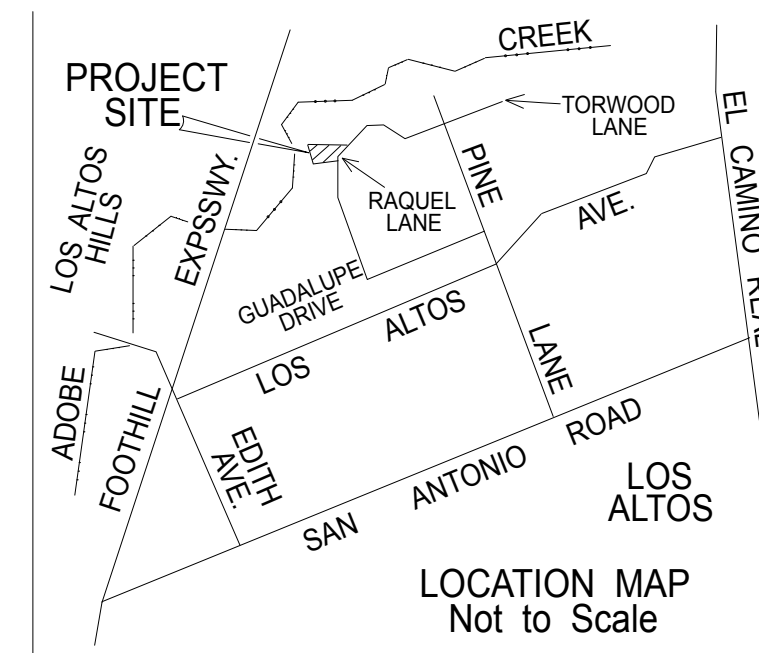
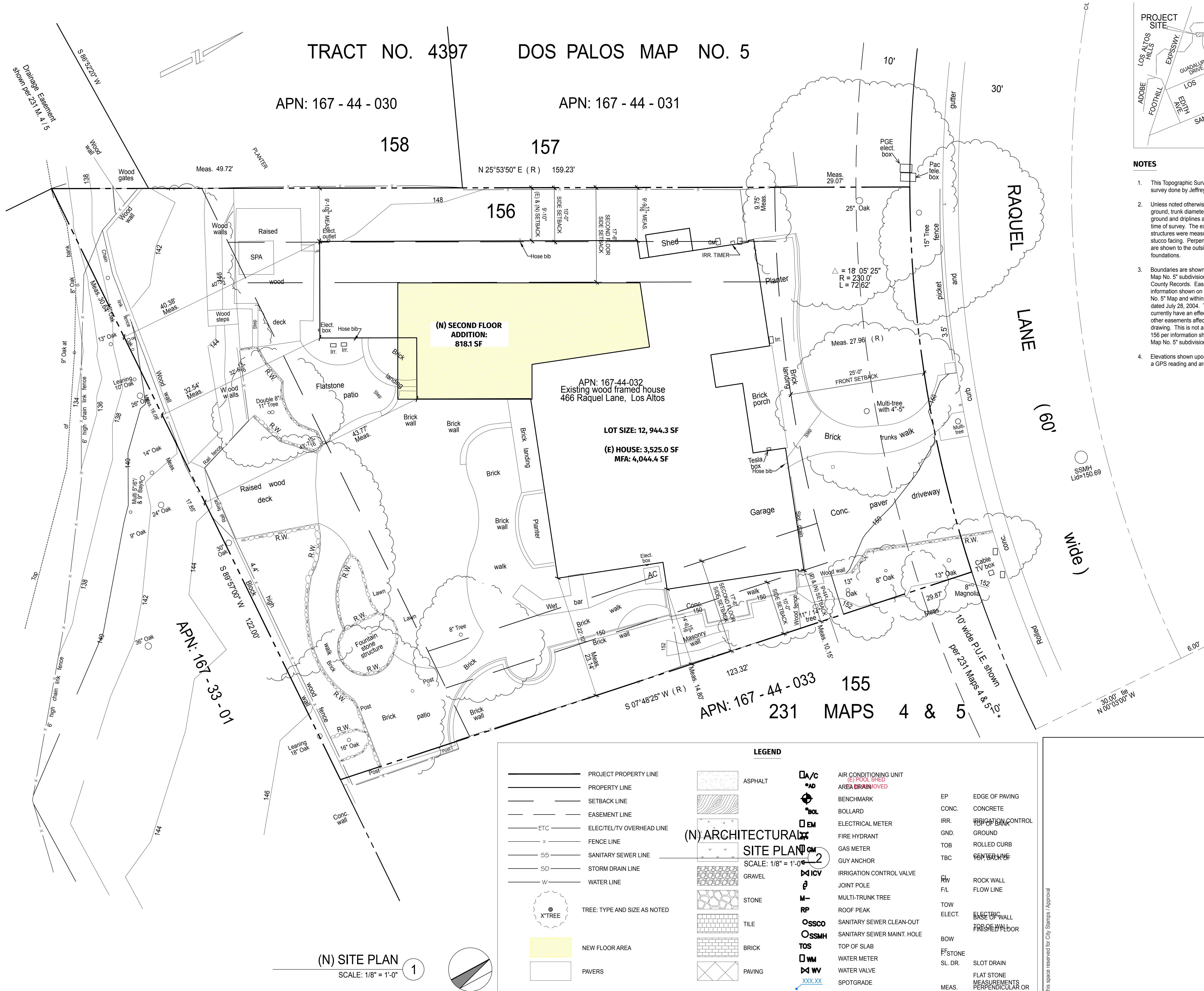
**466 Raquel St.
Los Altos, CA 94024**

Single-Story Remodel / Addition

[illegible]

AN1.1





681 DRISCOLL CT. PALO ALTO, CA 94306

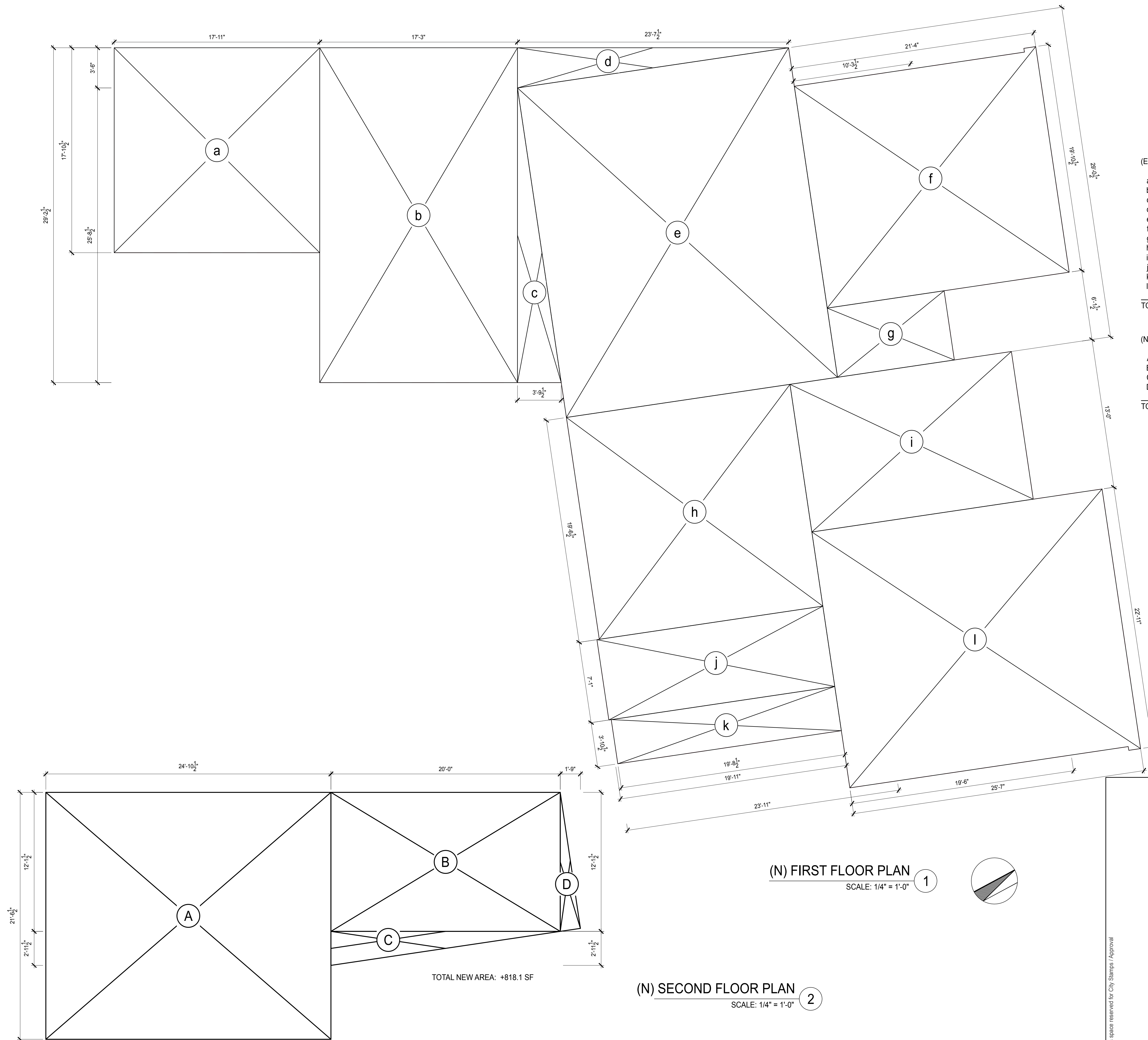
**466 Raquel St.
Los Altos, CA 94024**

Single-Story Remodel / Addition

- # NOTES
1. This Topographic Survey Map was prepared from a ground survey done by Jeffrey M. Barnea, PLS in July 2021.
 2. Unleot noted otherwise, trees shown were located at the ground, trunk diameters were measured at 4.5' above ground and driplines are shown per measurements taken at time of survey. The existing house, garage and other structures were measured at their outside wood trim or stucco facing. Perpendicular to measurements (Meas.) are shown to the outside trim or stucco facing, not foundations.
 3. Boundaries are shown from the "Tract No. 4397 Dos Palos Map No. 5" subdivision filed in 231 Maps & 4.5, Santa Clara County Records. Easements are depicted hereon from information shown on the "Tract No. 4397 Dos Palos Map No. 5" map and within a Stewart Title Preliminary Report dated July 28, 2004. These easements may or may not currently have an effect on this property and there may be other easements affecting this property not depicted on this drawing. This is not a record of survey map. The area of Lot 156 per information shown on the "Tr. No. 4397 Dos Palos Map No. 5" subdivision map is 13,000.2 s.f. +/-.
 4. Elevations shown upon this drawing were established using a GPS reading and are in NAVD88 Datum.

[illegible]

AS1.1



(E) FIRST FLOOR AREAS

a)	17'-0" 1/2" x 17'-11"	=	320.4 SF
b)	29'-2 1/2" x 17'-3"	=	503.9 SF
c)	25'-8 1/2" x 3'-9 1/2"	=	49.0 SF
d)	3'-6" x 23'-7 1/2"	=	41.4 SF
e)	29'-0 1/2" x 23'-11"	=	694.5 SF
f)	19'-10 1/2" x 21'-4"	=	417.6 SF
g)	6'-1 1/2" x 23'-3 1/2"	=	62.9 SF
h)	19'-6 1/2" x 19'-8 1/2"	=	385.5 SF
i)	13'-0" x 19'-6"	=	254.1 SF
j)	7'-1" x 19'-11"	=	141.1 SF
k)	3'-10 1/2" x 19'-8 1/2"	=	76.8 SF
l)	22'-11" x 25'-7"	=	577.8 SF

TOTAL	3,525.0 SF
(N) FIRST FLOOR AREAS	
A) 21'-6 1/2" x 24'-10 1/2"	= 535.4 SF
B) 12'-1 1/2" x 20'-0"	= 242.4 SF
C) 2'-11 1/2" x 20'-0"	= 29.6 SF
D) 12'-1 1/2" x 1'-9"	= 10.7 SF
TOTAL	818.1 SF

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com

681 DRISCOLL CT. PALO ALTO, CA 94306

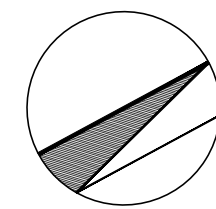
Monsalve RESIDENCE

**466 Raquel St.
Los Altos, CA 94024**

Single-Story Remodel / Addition

[illegible]

AX1.1

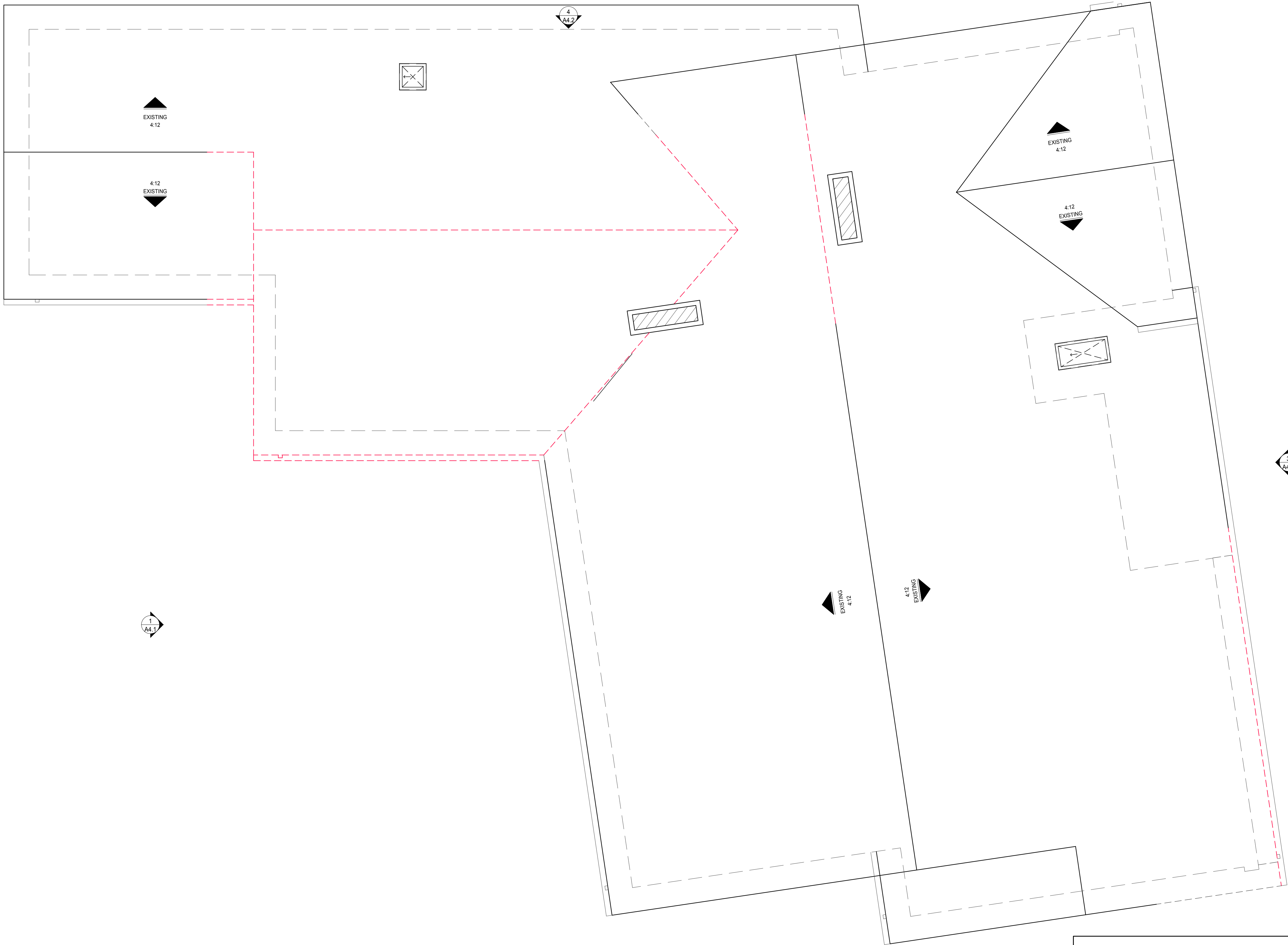


SCALE: 1/4" = 1'-0"

1

This space reserved for City Stamps / Approval

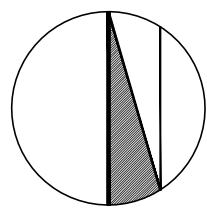
A1.1



DEMO ROOF PLAN

SCALE: 1/4" = 1'-0"

1



This space reserved for City Stamps / Approval

KNR
DESIGN STUDIO

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com

681 DRISCOLL CT, PALO ALTO, CA 94306

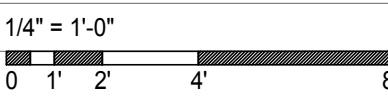
Monsalve
RESIDENCE

466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition

No.	Date	Issues and Revisions
10/15/21		Planning Submittal

Project	MONSALVE RESIDENCE
Date	16.AUG.2021
Scale	1/4" = 1'-0"

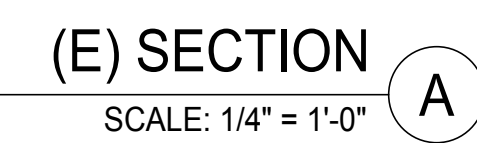


Sheet	Demolition Roof Plan
-------	----------------------

A1.2

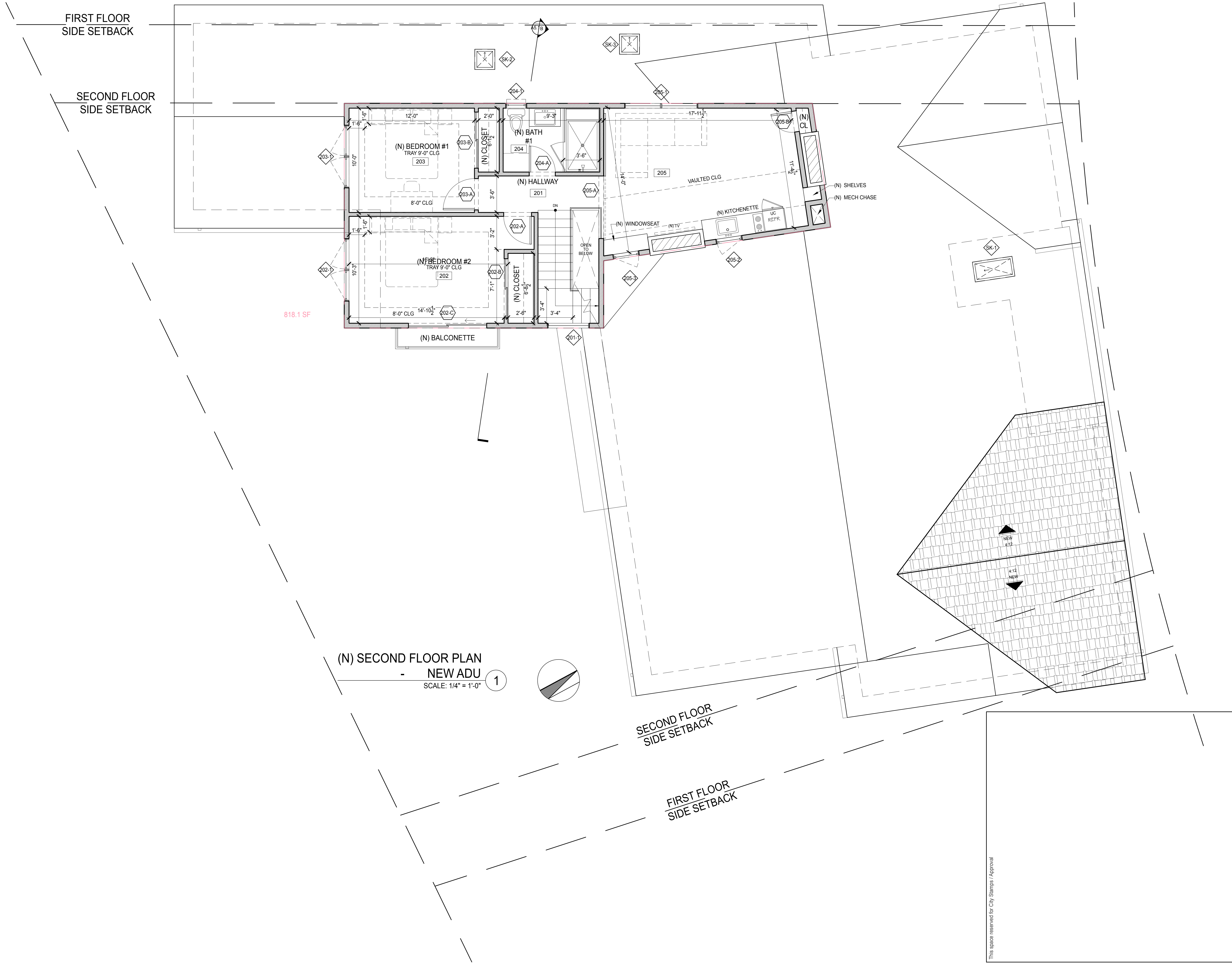


This space reserved for City Stamps / Approval



<h1 style="text-align: center;">KNR</h1> <p style="text-align: center;">DESIGN STUDIO</p> <p>Kendra Rosenberg 650-308-8745 kendra@knrds.com knrds.com</p> <p>681 DRISCOLL CT, PALO ALTO, CA 94306</p>		
<h2 style="text-align: center;">Monsalve RESIDENCE</h2> <hr/> <p style="text-align: center;">466 Raquel St. Los Altos, CA 94024</p> <hr/> <p>Single-Story Remodel / Addition</p>		
No.	Date	Issues and Revisions
	10/15/21	Planning Submittal
Project	MONSALVE RESIDENCE	
Date	16.AUG.2021	
Scale	1/4" = 1'-0"	
Sheet	Existing Exterior Elevation & Section	
<h1>A1.4</h1>		



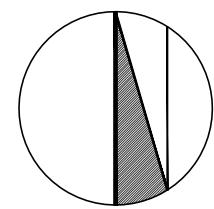


© 2020 KNR Design Studio

All drawings and written material appearing herein constitute original and unpublished work of KNR Design Studio and may not be duplicated, used, or disclosed without written consent.



(N) ROOF PLAN 1
SCALE: 1/4" = 1'-0"



This space reserved for City Stamps / Approval

KNR
DESIGN STUDIO

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT, PALO ALTO, CA 94306

Monsalve
RESIDENCE

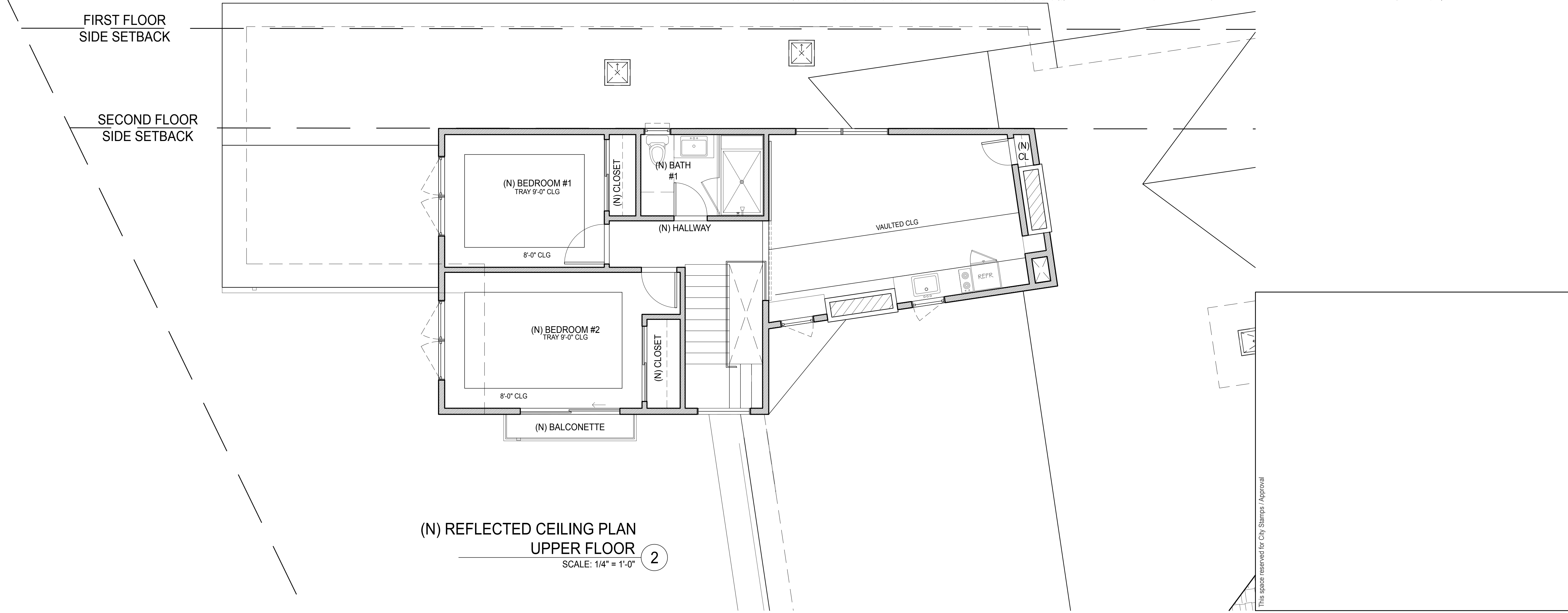
466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition

No.	Date	Issues and Revisions
10/15/21		Planning Submittal

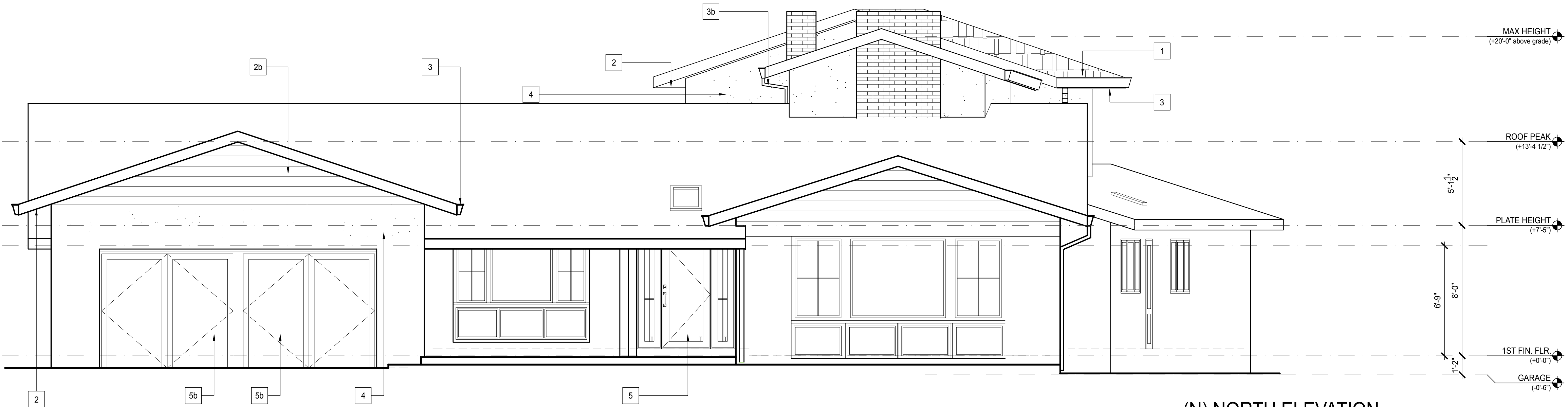
Project	MONSALVE RESIDENCE
Date	16.AUG.2021
Scale	1/4" = 1'-0"
Sheet	Roof Plan

A2.3

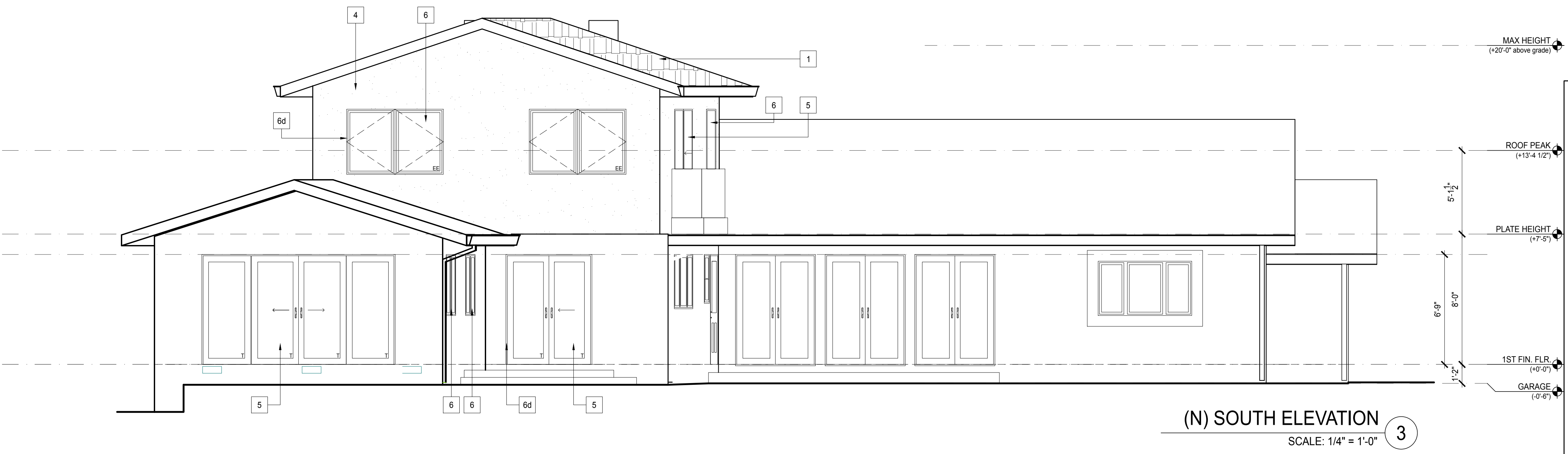
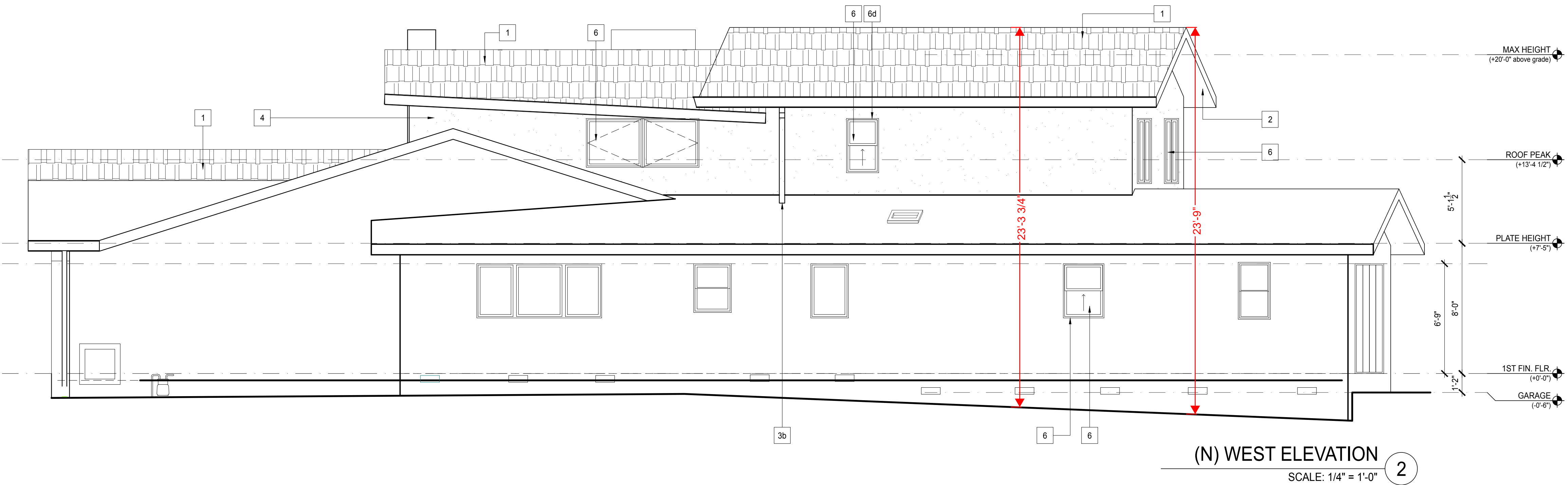


© 2020 KNR Design Studio

All drawings and written material appearing herein constitute original and unpublished work of KNR Design Studio and may not be duplicated, used, or disclosed without written consent.



- 1 ASPHALTIC COMPOSITE SHINGLES TO MATCH EXISTING; COLOR: CHARCOAL
- 2 UNDERSIDE OF EAVES AND PORCHES: CEDAR T&G; CLEAN STAIN; WRAP UP INTO LIGHTWELLS
- 2b WOOD HORIZONTAL LOVERS. PAINTED: WHITE
- 3 5" OGEE GUTTER W/ DEBRIS SCREEN; PAINTED: WHITE
- 3b 3" RECTANGULAR RAIN WATER LEADER; PAINTED: T.B.D.
- 4 CEDAR SHINGLE SIDING; GRAY STAIN
- 5 MARVIN DOORS; COLOR: BLACK
- 5b GARAGE DOORS; COLOR: BLACK
- 6 MARVIN WINDOWS; COLOR: WHITE
- 6c DOOR/WINDOW TRIM: FLAT 1x4 W/ APRON; PAINTED: WHITE
- 6d BOX WINDOW TRIM; PAINTED: WHITE



This space reserved for City Stamps / Approval

KNR
DESIGN STUDIO

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT. PALO ALTO, CA 94306

Monsalve
RESIDENCE

466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition

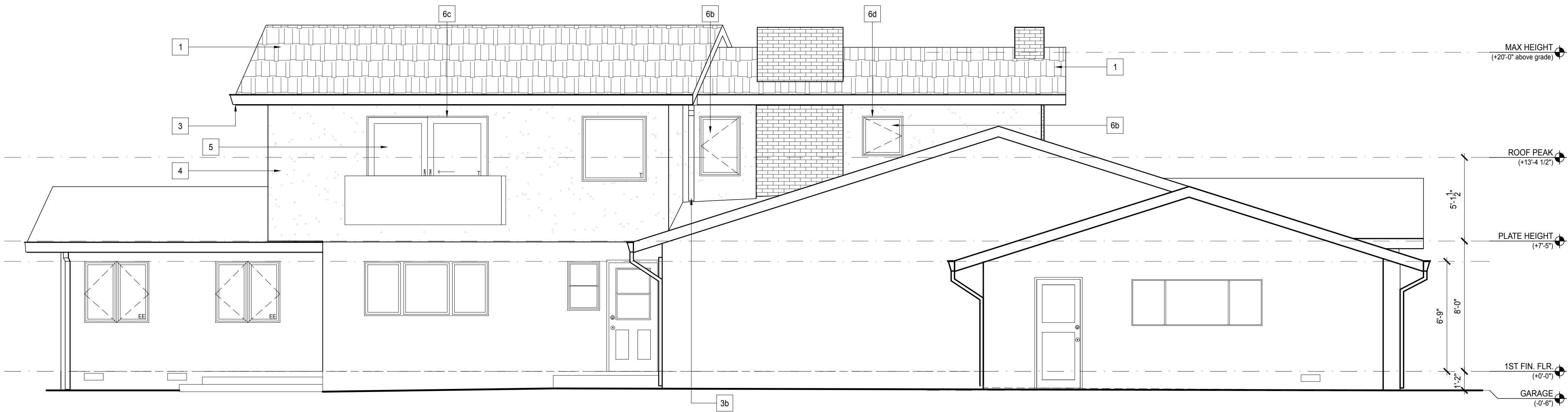
No.	Date	Issues and Revisions
10/15/21	Planning Submittal	

Project	MONSALVE RESIDENCE
Date	16.AUG.2021
Scale	1/4" = 1'-0"
	0 1' 2' 4' 8'
Sheet	Exterior Elevations

A4.1

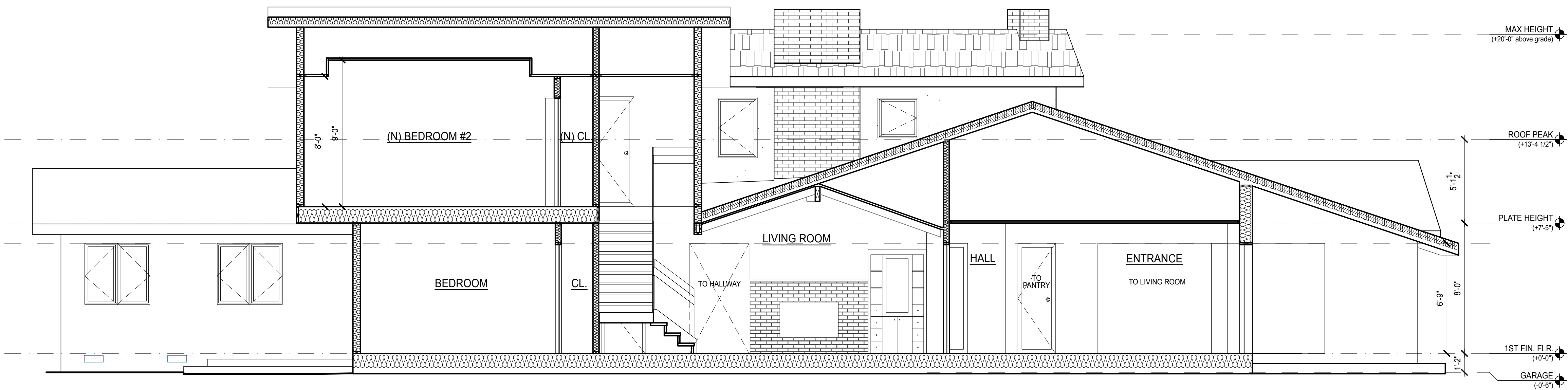
© 2020 KNR Design Studio

All drawings and written material appearing herein constitute original and unpublished work of KNR Design Studio and may not be duplicated, used, or disclosed without written consent.

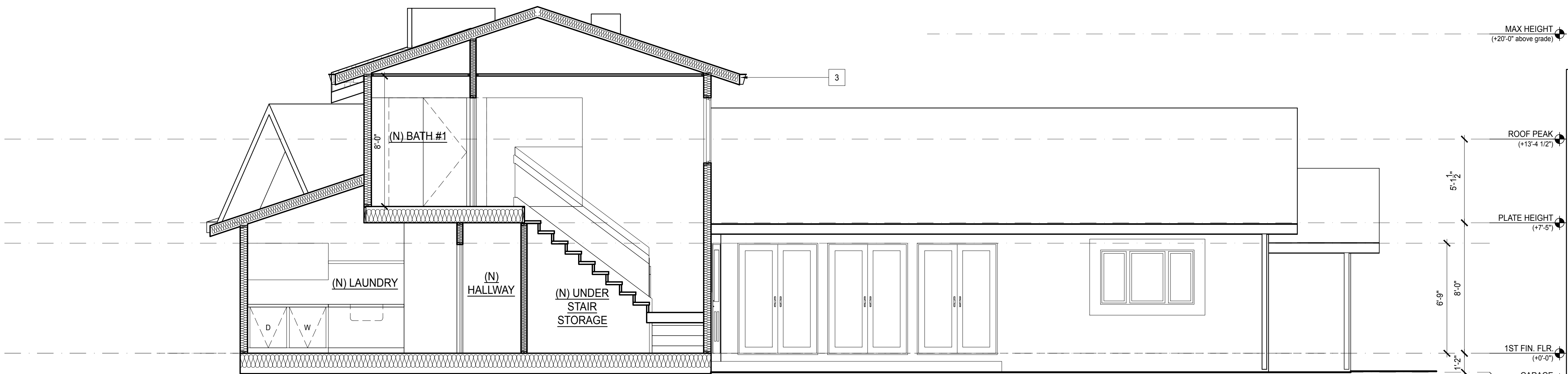


- 1 ASPHALTIC COMPOSITE SHINGLES TO MATCH EXISTING;
COLOR: CHARCOAL
- 2 UNDERSIDE OF EAVES AND PORCHES: CEDAR T&G;
CLEAN STAIN; WRAP UP INTO LIGHTWELLS
- 2b WOOD HORIZONTAL LOVERS.
PAINTED: WHITE
- 3 5" OGEE GUTTER W/ DEBRIS SCREEN;
PAINTED: WHITE
- 3b 3" RECTANGULAR RAIN WATER LEADER;
PAINTED: T.B.D.
- 4 CEDAR SHINGLE SIDING;
GRAY STAIN
- 5 MARVIN DOORS;
COLOR: BLACK
- 5b GARAGE DOORS;
COLOR: BLACK
- 6 MARVIN WINDOWS;
COLOR: WHITE
- 6c DOOR/WINDOW TRIM: FLAT 1x4 W/ APRON;
PAINTED: WHITE
- 6d BOX WINDOW TRIM;
PAINTED: WHITE

(N) EAST ELEVATION 4
SCALE: 1/4" = 1'-0"



(N) SECTION A
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION B
SCALE: 1/4" = 1'-0"

This space reserved for City Stamps / Approval

KNR
DESIGN STUDIO

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT. PALO ALTO, CA 94306

Monsalve
RESIDENCE

466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition

No.	Date	Issues and Revisions
10/15/21	10/15/21	Planning Submittal

Project	MONSALVE RESIDENCE
Date	16.AUG.2021
Scale	1/4" = 1'-0"
Sheet	Sections

A5.1

Pharazyn Residence																		
01.SEP.2021																		
Doors - Exterior																		
EXTERIOR																		
Tag	Room	Rough Opening			Panels		Op.	Style	Grilles*	Temp. Glazing	Weath. Strip.	Manufacturer	Model	Material: outside	Material: inside	Color: outside	Color: inside	Comments
FIRST FLOOR																		
100-A	Entry	6'-6"	x	7'-6"		1'-6" x 7'-6"	F		<input type="checkbox"/>						WD, walnut select	WD, walnut select		Custom Door w/ sidelights; design with client
101-A	Living Room	10'-6"	x	8'-0"	(3)	3'-6" x 8'-0"	MS/P		<input type="checkbox"/>	2WSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PORTELLA					Sliding corner door
101-B	Formal Dining	10'-6"	x	8'-0"	(3)	3'-6" x 8'-0"	MS/P		<input type="checkbox"/>	2WSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PORTELLA					Sliding corner door
102-A	Hallway	3'-0"	x	7'-0"			IS	HL	<input type="checkbox"/>	2W3H	<input checked="" type="checkbox"/>							Half-lite door with dog door below
104-A	Garage	2'-8"	x	7'-0"			OS		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	TruStile					
104-B	Garage	9'-0"	x	7'-6"			OHRU		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				White		Custom carriage style garage doors; arch top, side motor
104-C	Garage	9'-0"	x	7'-6"			OHRU		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				White		Custom carriage style garage doors; arch top, side motor
112-B	Master Suite	12'-0"	x	8'-0"	(4)	3'-0" x 8'-0"	IS		<input checked="" type="checkbox"/>	2WSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Marvin	Modern	FG	White, clad	BL, PTD	XDOX
117-B	Laundry	2'-8"	x	7'-0"			IS		<input checked="" type="checkbox"/>	1W4H	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Marvin	Modern	FG	White, clad	BL, PTD	
*NOTE: special attention shall be paid to grilles to keep ratio of lites similar. Window sizes can be slightly adjusted to accomodate.																		

Pharazyn Residence																	
01.SEP.2021																	
Doors - Interior																	
EXTERIOR																	
Tag	Room	Rough Opening		Panels		Op.	Style	Temp. Glazing	Fire Rated	Manufacturer	Model	Material	Color	Finish	Comments		
FIRST FLOOR																	
102-B	Hallway	3'-0"	x 7'-0"			B		<input type="checkbox"/>	<input type="checkbox"/>			WD			Barn door		
103-A	Storage	2'-8"	x 7'-0"			IS		<input type="checkbox"/>	<input checked="" type="checkbox"/>			WD			Self-closing		
104-D	Garage	6'-0"	x 7'-0"	(2)	3'-0" x 7'-0"	DSC		<input type="checkbox"/>	<input type="checkbox"/>			WD					
104-E	Garage	6'-0"	x 7'-0"	(2)	3'-0" x 7'-0"	DSC		<input type="checkbox"/>	<input type="checkbox"/>			WD					
105-A	Guest Suite	2'-8"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
106-A	Guest Bath	2'-6"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
107-A	Powder	2'-8"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
110-A	Hallway	3'-0"	x 7'-0"			B		<input type="checkbox"/>	<input type="checkbox"/>			WD			Barn door		
111-A	Bath #2	2'-6"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
111-B	Bath #2	2'-6"	x 7'-0"			PK		<input type="checkbox"/>	<input type="checkbox"/>			WD					
112-A	Master Suite	2'-8"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
113-A	Master Closet	2'-8"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
114-A	Master Bath	2'-8"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
114-B	Master Bath	2'-6"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
115-A	Bedroom #1	2'-6"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
115-B	Bedroom #1	4'-6"	x 7'-0"	(2)	2'-4" x 7'-0"	SL		<input type="checkbox"/>	<input type="checkbox"/>			WD					
116-A	Bedroom #2	2'-6"	x 7'-0"			IS		<input type="checkbox"/>	<input type="checkbox"/>			WD					
116-B	Bedroom #2	4'-6"	x 7'-0"	(2)	2'-4" x 7'-0"	SL		<input type="checkbox"/>	<input type="checkbox"/>			WD					
117-A	Laundry	2'-8"	x 7'-0"			IS		<input checked="" type="checkbox"/>	<input type="checkbox"/>			WD			obscure glass inlay		

Pharazyn Residence																	
01.SEP.2021																	
Windows																	
Tag	Room	Rough Opening		Nominal Opening		Op.	Grilles*	Emerg. Egress	Temp. Glazing	Obsc. Glazing	Manufacturer	Model	Material: outside	Material: inside	Color: outside	Color: inside	Comments
FIRST FLOOR																	
101-1	Living	8'-0"	x 4'-6"	(2)	4'-6"	x 4'-6"	A	<input checked="" type="checkbox"/> 3W3H	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
101-2	Living	3'-0"	x 4'-6"				F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
101-3	Living	3'-0"	x 4'-6"				C	<input checked="" type="checkbox"/> 2W3H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
101-4	Living	3'-0"	x 4'-6"				C	<input checked="" type="checkbox"/> 2W3H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
101-5	Dormer	3'-0"	x 3'-0"				F	<input checked="" type="checkbox"/> 2W2H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
103-1	Storage	1'-10"	x 4'-6"				C	<input checked="" type="checkbox"/> 1W3H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
104-1	Garage	4'-6"	x 1'-10"				F	<input checked="" type="checkbox"/> 3W1H	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
105-1	Guest Suite	8'-0"	x 4'-6"		2'-8"	x 4'-0"	C	<input checked="" type="checkbox"/> 2W3H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
					2'-8"	x 4'-0"	F	<input checked="" type="checkbox"/> 2W3H	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
					2'-8"	x 4'-0"	C	<input checked="" type="checkbox"/> 2W3H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
112-1	Master Suite	1'-10"	x 4'-6"				C	<input checked="" type="checkbox"/> 1W3H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
112-2	Master Suite	1'-10"	x 4'-6"				C	<input checked="" type="checkbox"/> 1W3H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
112-3	Master Suite	6'-0"	x 4'-6"	(2)	3'-0"	x 4'-6"	C	<input checked="" type="checkbox"/> 2W3H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
115-1	Bedroom #1	6'-0"	x 4'-6"	(2)	3'-0"	x 4'-6"	F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
116-1	Bedroom #2	6'-0"	x 4'-6"	(2)	3'-0"	x 4'-6"	C	<input checked="" type="checkbox"/> 2W3H	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD
SKYLIGHT																	
Mounting																	
SK-1	Patio	1'-9"	x 3'-1 7/8"				F	curb	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Velux	FCM 1430				
SK-2	Patio	1'-9"	x 3'-1 7/8"				F	curb	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Velux	FCM 1430				
SK-3	Patio	1'-9"	x 3'-1 7/8"				F	curb	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Velux	FCM 1430				
SK-4	Kitchen	3'-8 1/4"	x 2'-2 7/8"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Velux	S01-F				
SK-5	Powder	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	D26				WHITE LAMINATE
SK-6	Guest Bath	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	D26				WHITE LAMINATE
SK-7	Master Closet	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	D26				WHITE LAMINATE
SK-8	Master Bath	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	D26				WHITE LAMINATE
SK-9	Master Bath	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Velux	D26				Wet location (shower)
SK-10	Master Bath (WC)	1'-9"	x 2'-2 7/8"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	C01-V				WHITE LAMINATE, operable switch
SK-11	Bath #2	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	D26				WHITE LAMINATE
SK-12	Bath #2	1'-10 1/2"	x 1'-10 15/16"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	D26				WHITE LAMINATE
SK-13	Bath #2 (WC)	1'-9"	x 2'-2 7/8"				F	deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Velux	C01-V				WHITE LAMINATE, operable switch
*NOTE: special attention shall be paid to grilles to keep ratio of lites similar. Window sizes can be slightly adjusted to accomodate.																	